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STATE OF GEORGIA
COUNTY OF FULTON

EASEMENT

THIS EASEMENT OF INGRESS AND EGRESS, MADE the 13th day of May, 2010, by and between CHARLES F. FOSTER, JR., AND DEBORAH J. FOSTER, as party of the first part, hereinafter called "Grantor", and REGIONS BANK D/B/A REGIONS MORTGAGE, as party of the second part, hereinafter called "Grantee".

WITNESSETH:

WHEREAS, Grantor is the owner of certain property located in Land Lot 61, of the 19TH District, 282ND (ADSBORO) G.M.D., MORGAN COUNTY, Georgia being 38.539 acres more or less, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Tract One"); and

WHEREAS, Grantee is being conveyed by Grantor ten (10.0) acres of land located to the west of the Grantor's property more particularly described Exhibit "B" attached hereto and made a part hereof (the "Tract Two"); and

WHEREAS, Grantee is desirous of securing easements of ingress and egress from Tract Two to Estes Road (80-foot right of way) through a portion of Tract One, said easement following the dimensions, location and placement of the "gravel drive" in that certain Plat recorded at Plat Book 40, Page 49, Morgan County Records, a copy of which is attached hereto as Exhibit "C," across Tract One to Estes Road;

NOW, THEREFORE, For and in consideration of the sum of one dollar (\$1.00) in hand paid, and other good and valuable consideration, Grantor does hereby grant and convey unto said Grantee, a perpetual easement for ingress and egress as described below, over, across and through a portion of the Grantor's Property, to Estes Road; Grantor retains all rights currently vested in said gravel road for the purpose of ingress and egress to Grantor's property and any improvements contained thereon;

The easement herein granted shall bind the heirs, assigns and successor in title of the undersigned party, and shall inure to the benefit of the successors in title of the Grantee. The easements, rights and privileges set forth herein shall be appurtenant to and shall run with the real property which is both hereby burdened and benefited. Any conveyance of either property shall also convey the rights, privileges, duties and obligations contained in this Easement, regardless of whether or not specific mention is made of this Easement, and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein.

CRF
D.J.F.